

# Agenda

# Special Assessment Commission

September 18, 2017  
City/County Office Building  
First Floor Conference Room

## Commission:

Joe Ibach, Chairman  
Rick Lee, Member  
Keith Ulmer, Member

## City Staff:

Gabe Schell, City Engineer  
Becky Collins, Comptroller  
Sheila Hillman, Director of Finance  
Linda Oster, Design and Construction Engineer  
Cassandra Trhlik, Financial Analyst

## Objective:

To hold public hearing on objections, if any, to special assessment improvement districts. Prior to this hearing, subject assessment lists have been published once each week for two consecutive weeks.

NDCC 40-23-11: At the hearing, the commission may make such alterations in the assessments as in its opinion may be just or necessary to correct any error in the assessment list. The commission may increase or diminish any assessment as may be just and necessary to make the aggregate of all assessments equal to the total amount required to pay the entire cost of the work for which assessments are made. No assessment shall exceed the benefits as determined by the commission to the parcel of land assessed.

## Agenda Items

### I. INTRODUCTION

Introduction of Special Assessment Commission Members and City Staff

### II. CONSIDER APPROVAL OF MINUTES OF THE MEETING ON AUGUST 14, 2017

### III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

#### A. STORM SEWER IMPROVEMENT DISTRICT NO. 542 \*CORRECTION

Nature of Improvements: Regional Storm Water Improvements

\*Unit #1: Yorktown Drive – Century Avenue to 120' north of Saratoga Avenue  
Greensboro Drive – Century Avenue to 127' north of Saratoga Avenue  
Easements on Lot 2, Block 2, and between Lots 2 and 3, Block 3

Assessment: Per square foot Commercial: \$0.2659  
Per square foot Residential: \$0.0518

Total Assessed and Financed: \$1,147,001.08

- B. STORM SEWER IMPROVEMENT DISTRICT NO. 568  
Nature of Improvements: Regional Storm Water Improvements  
\*Unit #1: Washington Street – 390' south of Buckskin Avenue to Colt Avenue  
Assessment: Per square foot Commercial: \$0.0117  
Per square foot Residential: \$0.0058  
  
Total Assessed and Financed: \$144,548.58
- C. STREET IMPROVEMENT DISTRICT NO. 489 \*CORRECTION  
Nature of Improvements: Asphalt Resurfacing and Reconstruct  
\*\*Unit #1: Vancouver Lane – Ontario Lane (west) to Ontario Lane (east)  
Ontario Lane – Century Avenue to Winnipeg Drive  
Assessment Additional: Per lot cost Residential: \$1,978.97  
  
\*\*Unit #2: Brandon Place - Montreal Street to cul-de-sac  
4th Street - Century Avenue to Ridgecrest Drive  
Dominion Street - Ridgecrest Drive to 10th Street  
Ridgecrest Drive - 4th Street to Calgary Avenue  
Calgary Avenue - 10th Street to 670' west  
10th Street - Weiss Avenue to 215' north  
Weiss Avenue - 10th Street to State Street  
11th Street - Century Avenue to Weiss Avenue  
Assessment Additional: Per front foot Residential (Resurface): \$2.40  
Per front foot Commercial (Resurface): \$5.58  
Per front foot Residential (Reconstruct): \$19.24  
Per front foot Commercial (Reconstruct): \$37.35  
  
\*\*Unit #3: Capitol Avenue - State Street to 19th Street  
Interchange Avenue - State Street to Capitol Avenue  
Capitol Way - Capitol Avenue (west) to Capitol Avenue (east)  
Allison Drive - Capitol Avenue to 19th Street  
16th Street - Capitol Avenue to Spaulding Avenue  
Spaulding Avenue - 15th Street to 16th Street  
Central Avenue - 13th Street to 15th Street  
13th Street - Divide Avenue to Central Avenue  
14th Street - Central Avenue to Capitol Avenue  
15th Street - Spaulding Avenue to Central Avenue  
Assessment Additional: Per front foot Residential: \$2.02  
Per front foot Commercial: \$4.44  
  
Total Assessed and Financed: \$347,186.69
- D. STREET IMPROVEMENT DISTRICT NO. 490 \*CORRECTION  
Nature of Improvements: Asphalt Resurfacing  
\*\*Unit #1: 17th Street - Broadway Avenue to Rosser Avenue  
17th Street - Rosser Avenue to Avenue F  
18th Street - Broadway Avenue to Rosser Avenue  
18th Street - Rosser Avenue to Avenue E  
Thayer Avenue - 17th Street to 19th Street  
Avenue B - 16th Street to 19th Street  
Avenue C - 16th Street to 19th Street  
Avenue D - 16th Street to 19th Street  
Avenue E - 16th Street to 19th Street  
Avenue F - 16th Street to 17th Street  
Assessment Additional: Per front foot Commercial: \$5.35  
Per front foot Residential: \$4.07

\*\*Unit #3      8th Street - Bowen Avenue to cul-de-sac  
Alley - Block 11, Arbor Avenue to 335' south  
Bowen Avenue - 7th Street to 9th Street  
Arbor Avenue - 7th Street to 9th Street  
Arbor Avenue - 9th Street to 12th Street  
Assessment Additional: Per front foot Commercial (Resurface): \$2.24  
Per front foot Commercial (Reconstruct): \$7.86

E. STREET IMPROVEMENT DISTRICT NO. 491 \*CORRECTION

\*\*Unit #1:

- 13th Street - Front Avenue to Boehm Drive
- 14th Street - Front Avenue to Bowen Avenue
- 14th Street - Ingals Avenue to Boehm Drive
- 15th Street - Front Avenue to Bowen Avenue
- 15th Street - Ingals Avenue to Michigan Avenue
- 16th Street - Front Avenue to Bowen Avenue
- 16th Street - Ingals Avenue to 17th Street
- 17th Street - Bowen Avenue to Michigan Avenue
- 17th Street - Michigan Avenue to Bismarck Expressway
- 18th Street - Bowen Avenue to Tatley Park Road
- 18th Street - Michigan Avenue to Bismarck Expressway
- Front Avenue - 13th Street to 16th Street
- Sweet Avenue - 13th Street to 16th Street
- Ingals Avenue - 12th Street to 16th Street
- Michigan Avenue - Boehm Drive to Airport Road
- Boehm Drive - 13th Street to 16th Street

Assessment Additional:

- Per front foot Residential (Hard Surface): \$12.50
- Per front foot Commercial (Hard Surface): \$21.42
- Per front foot Residential (Reconstruct): \$6.77
- Per front foot Commercial (Reconstruct): \$13.11

#### F. STREET IMPROVEMENT DISTRICT No. 504

**\*\*Unit #1:** Washington Street - Calgary Avenue to 350' north of 57th Avenue  
 Ash Coulee Drive - Washington Street to 1130' west  
 43rd Avenue - Washington Street to 1060' east  
 Assessment: Per front foot Commercial Paving (Direct): \$216.28  
 Per front foot Commercial Street Lights(Direct): \$73.30

Per front foot Residential Paving (Direct): \$108.14  
Per front foot Residential Street Lights (Direct): \$36.65  
Per front foot Commercial (Area wide) \$19.00  
Per front foot Residential (Area wide) \$9.50

Total Assessed and Financed: \$2,451,401.37

G. STREET IMPROVEMENT DISTRICT NO. 505

Nature of Improvements: Hard Surface Reconstruct

\*\*\*Unit #1: 15th Street - Divide Avenue to Spaulding Avenue  
Spaulding Avenue - 13th Street to 15th Street  
Assessment: Per square foot Commercial: \$0.85  
Per lot cost Residential: \$2,741.74

\*\*\*Unit #2: Laforest Avenue - 19th Street to 23rd Street  
Hanaford Avenue - 19th Street to 22nd Street  
Simile Drive - 22nd Street to Hanaford Avenue  
20th Street - Hanaford Avenue to Laforest Avenue  
21st Street - Hanaford Avenue to Laforest Avenue  
22nd Street - Hanaford Avenue to Laforest Avenue  
Assessment: Per square foot Commercial: \$0.91  
Per lot cost Residential: \$3,623.98

\*\*\*Unit #3: Valley View Avenue - 26th Street to 135' east of 29th Street  
Avenue F - 26th Street to 28th Street  
Avenue E - 28th Street to 130' east of 29th Street  
Avenue D - 26th Street to 200' east  
Avenue B - 29th Street to 31st Street  
27th Street - Avenue A to Gary Avenue  
28th Street - Valley View Avenue to 210' south of Avenue E  
29th Street - Valley View Avenue to Avenue C  
Gary Avenue - Avenue A to 27th Street  
Alley from Avenue F to Avenue D between 26th Street and 27th Street  
Assessment: Per square foot Commercial: \$0.88  
Per lot cost Residential: \$4,650.01

Total Assessed and Financed: \$2,203,746.39

H. STREET IMPROVEMENT DISTRICT NO. 507

Nature of Improvements: Asphalt Resurfacing

\*\*\*Unit #1: Westwood Street - Riverwood Drive to Birchwood Drive  
Easy Street - Washington Street to Westwood Street  
Birchwood Drive - Westwood Street (N) to Eastwood Street  
Pleasant Street - Riverwood Drive to Easy Street  
Ashwood Drive - Westwood Street to Eastwood Street  
Reno Avenue - Washington Street to Reno Drive  
Reno Drive - Reno Avenue to Munich Drive  
Southwood Avenue - Reno Avenue to Eastwood Street  
Eastwood Street - Easy Street to Cologne Drive  
Woodsman Place - Eastwood Street to cul-de-sac  
Cologne Drive - Reno Drive to cul-de-sac  
Augsburg Avenue - Washington Street to Bonn Boulevard  
Hamburg Drive - Reno Drive to Wachter Avenue  
Wachter Avenue - Washington Street to Munich Drive  
Bonn Boulevard - Munich Drive (W) to Munich Drive (E)  
Munich Drive - Washington Street to Wachter Avenue  
Oberhausen Drive - Munich Drive to Wachter Avenue  
Stuttgart Drive - Munich Drive (W) to Munich Drive (E)

Assessment: Per lot cost Residential (Resurface): \$2,046.85  
Per square foot Commercial (Resurface): \$0.23  
Per lot cost Residential (Reconstruct): \$2,402.49  
Per square foot Commercial (Reconstruct): \$0.22

\*\*\*Unit #2: Oakland Drive - San Diego Drive to Wachter Avenue  
San Diego Drive - Oakland Drive to Billings Drive  
Laredo Drive - San Diego Drive to Billings Drive  
Billings Drive - San Diego Drive to Wachter Avenue  
Assessment: Per square foot Commercial: \$0.40  
Per lot cost Residential: \$2,190.39

\*\*\*Unit #3 Houston Drive - Macon Drive to Wachter Avenue  
Macon Drive - Houston Drive to 3rd Street  
3rd Street - Wachter Avenue to Santa Fe Avenue  
St. Louis Place - 3rd Street to cul-de-sac  
Modesto Circle - 3rd Street to cul-de-sac  
Assessment: Per lot cost Residential (Resurface): \$2,012.23  
Per square foot Commercial (Resurface): \$0.35  
Per lot cost Residential (Reconstruct): \$2,436.89  
Per square foot Commercial (Reconstruct): \$0.40

\*\*\*Unit #4 Republic Street - Frontier Drive to Park Avenue  
Frontier Drive - 12th Street to Republic Street  
Park Avenue - 12th Street to Lee Avenue  
18th Street - Lee Avenue to Bismarck Expressway  
Lovett Avenue - 18th Street to Airport Road  
Lovett Avenue - Airport Road Frontage Road to 22nd Street  
Lee Avenue - 18th Street to Airport Road  
Lee Avenue - Airport Road Frontage Road to 100' east of 22nd Street  
22nd Street - Bismarck Expressway to Morrison Avenue  
Frontier Drive - Airport Road to 530' east of 20th Street  
20th Street - Morrison Avenue to Frontier Drive  
Morrison Avenue - Airport Road Frontage Road to 288' west of 26th Street  
23rd Street - Bismarck Expressway to 741' south  
Assessment: Per square foot Commercial: \$0.18  
Per lot cost Residential: \$1,536.57

\*\*\*Unit #5 London Avenue - 390' west of Manchester Street to Washington Street  
Rutland Drive - Manchester Street to Washington Street  
Manchester Street - Burleigh Avenue to London Avenue  
Essex Loop - Manchester Street (South) to Manchester Street (North)  
Warwick Loop - Manchester Street (South) to Manchester Street (North)  
Warwick Avenue - Warwick Loop to Washington Street  
Warwick Place - Warwick Loop to cul-de-sac  
Hampton Street - Devon Drive to Rutland Drive  
Devon Drive - Manchester Street to Rutland Drive  
Devon Place - Manchester Street to cul-de-sac  
Manchester Place - Manchester Street to cul-de-sac  
Assessment: Per square foot Commercial: \$0.20  
Per lot cost Residential: \$1,397.82

Total Assessed and Financed: \$3,720,442.83

I. STREET IMPROVEMENT DISTRICT NO. 511

Nature of Improvements: New Pavement

\*\*\*Unit #1: Sonora Way - 57th Avenue to 220' north of Select Lane  
Community Loop - Sonora Way to Select Lane  
Valley Vista Lane - Crested Butte Road to 120' north of Limited Lane

Crested Butte Road - 57th Avenue to 100' southwest of Limited Lane  
Select Lane - Community Loop to Sonora Way  
Limited Lane - 180' west of Valley Vista Lane to Sonora Way  
Reserve Lane - Community Loop to Sonora Way  
Assessment: \$8,195.72 per lot cost Residential

Total Assessed and Financed: \$1,841,344.69

- J. PARK IMPROVEMENT DISTRICT NO. 001  
Nature of Improvements: Park Improvements  
\*Unit #1: All of South Meadows  
Assessment: \$0.5313 per square foot – Commercial  
\$0.2550 per square foot - Residential

Total Assessed and Financed: \$802,768.15

- K. PARK IMPROVEMENT DISTRICT NO. 002  
Nature of Improvements: Park Improvements  
\*Unit #1: All of Heritage Park Addition  
All of Heritage Ridge Addition  
Assessment: \$0.1052 per square foot – Residential

Total Assessed and Financed: \$401,127.52

- L. CONTINUOUS DISTRICTS  
Nature of Improvements: Rural Roads, Sanitary Sewer, Storm Sewer, and Water and Sewer Trunk Line Fees assessed to property that was outside the city limits at time of construction. Trunk line fees are intended to recover the costs that Water & Sewer Utilities have already paid for over-size mains and other general infrastructure such as treatment plants, pump stations, reservoirs, and trunk water and sewer mains already in place to serve unannexed property. Trunk line fees for WA148 and SE158 are comparable to an access or hook-up fee. The other districts are for the parcel's share of the cost in established special assessment districts that the parcel would have been assessed had the parcel been annexed at the time the district was created.

*Storm Sewer Improvement District No. 100 (165 parcels)	\$729,540.10
**Sanitary Sewer Improvement District No. 150 (7 parcels)	\$63,852.04
****Sanitary Sewer Improvement District No. 158 (232 parcels)	\$756,740.21
**Street Improvement District No. 100 (1 parcel)	\$12,287.97
**Water Improvement District No. 100 (9 parcels)	\$137,857.33
****Water Improvement District No. 148 (232 parcels)	\$756,740.21

**Assessment Basis**

\*Based on square feet: Residential @ 1.0 factor  
Commercial @ 2.0 factor

\*\*Based on Front Footage

\*\*\*Based on Per Lot: Residential @ 1.0 factor  
Commercial @ 2.0 factor

\*\*\*\*Base rate is \$525. Single family (R5) zones and duplex (R10) zones less than 20,000 square feet are assessed base fee. R10 zones greater than 20,000 square feet and higher zones are assessed at base fee times square footage divided by 10,000.

**IV. CONFIRMATION OF ASSESSMENT LISTS**

NDCC 40-23-12: After the hearing, the special assessment commission shall consider a motion to confirm the lists as presented and attach its certificate certifying that the lists are correct as confirmed by it.

**V. NEXT MEETING**

**VI. ADJOURNMENT**